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## Etobicoke York Community Council

<b>Meeting No.</b>	18	<b>Contact</b>	Glenda Jagai, Committee Administrator
<b>Meeting Date</b>	Monday, July 7, 2008	<b>Phone</b>	416-394-2516
<b>Start Time</b>	9:30 AM	<b>E-mail</b>	etcc@toronto.ca
<b>Location</b>	Council Chamber, Etobicoke Civic Centre		

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## Etobicoke York Community Council

<b>Meeting No.</b>	18	<b>Contact</b>	Glenda Jagai, Committee Administrator
<b>Meeting Date</b>	Monday, July 7, 2008	<b>Phone</b>	416-394-2516
<b>Start Time</b>	9:30 AM	<b>E-mail</b>	<a href="mailto:etcc@toronto.ca">etcc@toronto.ca</a>
<b>Location</b>	Council Chamber, Etobicoke Civic Centre		

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EY18.6	Adopted			Ward: 11
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### 1736 Weston Road – Rezoning Application – Status Report

#### City Council Decision

City Council on July 15, 16 and 17, 2008, adopted the following motions:

1. City Council enact a Temporary Use By-law to permit a place of worship at 1736 Weston Road for a 3-year period, and that such Bill only be introduced for passage when the landscaping has been completed in accordance with the approved landscape plan on file with the Director of Community Planning, Etobicoke York District.
2. City Council receive the Status Report (June 17, 2008), the Further Supplementary Report (January 24, 2008) and the Supplementary Report (December 22, 2006), from the Director, Community Planning, Etobicoke York District.

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(June 17, 2008) Report from Director, Community Planning, Etobicoke York District

#### Committee Recommendations

The Etobicoke York Community Council recommends that:

1. City Council enact a Temporary Use By-law to permit a place of worship at 1736 Weston Road for a 3-year period, and that such Bill only be introduced for passage when the landscaping has been completed in accordance with the approved landscape plan on file with the Director of Community Planning, Etobicoke York District.
2. City Council receive the Status Report (June 17, 2008), the Further Supplementary Report (January 24, 2008) and the Supplementary Report (December 22, 2006), from

the Director, Community Planning, Etobicoke York District.

### **Financial Impact**

The recommendations in this report have no financial impact.

### **Summary**

At its meeting on February 12, 2008, Etobicoke York Community Council deferred consideration of the Supplementary Reports dated January 24, 2008 and December 22, 2006 from the Director of Community Planning Etobicoke York District. The reports recommended refusal of a proposal to permit a Place of Worship on a temporary basis at 1736 Weston Road.

At this meeting, Council instructed the applicant to have a permanent solution in place that will manage the parking requirements for the site as generated by the proposed use. This solution was required to be brought forward to Etobicoke York Community Council meeting of July 7, 2008.

This report provides a status update, regarding Council's requirement for a permanent parking solution based on information provided by the applicant

### **Background Information (Committee)**

June 17, 2008 report

(<http://www.toronto.ca/legdocs/mmis/2008/ey/bgrd/backgroundfile-13961.pdf>)

### **Speakers (Committee)**

Ronald Kanter, Solicitor for the applicant

Roosevelt Wright

Josephine Roach Wallen

Jean Williams

Marlene Anderson

Chisoni Clarke

Marilyn Antoine

**(Deferred from February 12, 2008 - 2008.EY14.29)**

## **6a 1736 Weston Road - Rezoning Application - Further Supplementary Report**

(January 24, 2008) Report from Director, Community Planning, Etobicoke York District

### **Financial Impact**

The recommendations in this report have no financial impact.

### **Summary**

A rezoning application to permit a Place of Worship use at 1736 Weston Road was approved on a temporary basis by City Council in June 2003, subject to conditions being fulfilled within a six-month period, prior to the introduction of the Bill to City Council.

After two and a half years of inaction to fulfil the conditions of approval, a request was filed from the applicant to modify a condition of the original approval provision among which included requiring off-site Parking Licence Agreements to be registered on title.

In the Supplementary Report by Community Planning, dated December 22, 2006, to Etobicoke York Community Council, staff recommended refusal of the modified conditions as there was an insufficient amount of on-site and off-site parking to comply with the zoning by-law parking requirements and the lease agreements secured by the applicant for off-site parking on private lands were not supported by City staff.

This matter was deferred by Community Council in January 2007 for a period of six months in order for the applicant to complete additional requirements. It is now before Community Council for reconsideration.

Notwithstanding the submission by the applicant of revised parking lease agreements and additional material in support of the applicant's opinion of a sufficient supply and availability of off-site parking for the place of worship, refusal of the proposal to revise the approval conditions for the enactment of a temporary Zoning By-law continues to be recommended by City staff.

The refusal recommendation is based on an insufficient number of surplus off-site parking spaces provided on donor sites, and unacceptable licence agreements that would place the enforcement onus on the City to cease the place of worship and repeal any zoning to permit the church use, should the Parking License Agreements be terminated.

### **Background Information (Committee)**

January 24, 2008 report

<http://www.toronto.ca/legdocs/mmis/2008/ey/bgrd/backgroundfile-13913.pdf>

Extract

<http://www.toronto.ca/legdocs/mmis/2008/ey/bgrd/backgroundfile-13914.pdf>

### **Communications (Committee)**

(February 12, 2008) e-mail from Ronald M. Kanter (EY.Main)

### **Speakers (Committee)**

Ronald Kanter, Solicitor for the applicant

Rev. Barbara Lindsay

**(Deferred from February 12, 2008 - 2008.EY14.29a) (Deferred from January 16, 2007 - EY2.26)**

## **6b 1736 Weston Road - Supplementary Report - Zoning Application**

(December 22, 2006) Report from Director, Community Planning, Etobicoke York District

## Summary

A rezoning application to permit a place of worship use at 1736 Weston Road was approved by City Council in June 2003, subject to a number of conditions, to be satisfied within a six month period prior to introduction of the Bill to City Council. The conditions were not fulfilled and Municipal Licensing and Standards started prosecution proceedings because the Place of Worship had occupied the premises and continued operations prior to obtaining the necessary approvals.

After two and one half years of inaction in satisfying the conditions of approval a request from the applicant to modify a condition of the original approval of the application relating to the provision of parking for the proposal was reported by the Director, Community Planning (April 25, 2006) to Etobicoke York Community Council. The report's refusal recommendation was adopted but City Council in July 2006 referred the clause back to Etobicoke York Community Council for further consideration based on Parking Licence Agreements for 48 off-site spaces that were recently secured by Grace Restoration Ministries (the applicant and owner).

Notwithstanding the additional parking secured by the Licence Agreements, refusal of the proposal to revise the approval conditions continues to be recommended because there are insufficient total off-site surplus parking spaces to account for the number of spaces required by the proposed zoning by-law. Furthermore, the onus to cease the Place of Worship and repeal any zoning to permit the church use should the Parking Licence Agreements be terminated would lie with the City.

## Background Information (Committee)

Clause 13c of Report 4

<http://www.toronto.ca/legdocs/mmis/2008/ey/bgrd/backgroundfile-13915.pdf>

December 22, 2006 report

<http://www.toronto.ca/legdocs/mmis/2008/ey/bgrd/backgroundfile-13916.pdf>

## Communications (Committee)

(May 5, 2006) letter from Ronald Kanter - Gardiner Roberts LLP (EY.Main.EY2.26.1)

(May 9, 2006) letter from Ronald Kanter - Gardiner Roberts LLP (EY.Main.EY2.26.2)

(May 9, 2006) letter from Submitted by Councillor Frances Nunziata (EY.Main.EY2.26.3)

(May 23, 2006) letter from Ronald M. Kanter, Gardiner Roberts LLP (EY.Main.EY2.26.4)

(June 26, 2006) letter from Ronald M. Kanter, Gardiner Roberts LLP (EY.Main.EY2.26.5)

(July 20, 2006) letter from S. Balroop (EY.Main.EY2.26.6)

## Speakers (Committee)

Ronald Kanter, Solicitor for the applicant

EY18.7	Adopted			Ward: 6
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**Humber Bay Shores Urban Design Guidelines Update and Public Realm Plan - Consultant's Report**

### **City Council Decision**

City Council on July 15, 16 and 17, 2008, adopted the following motions:

1. City Council adopt the Humber Bay Shores Urban Design Guidelines Update and Public Realm Plan, Revised Consultant's Report, July 2008, attached as Attachment 1 to the report (July 4, 2008) from the Director, Community Planning, Etobicoke York District, to replace those adopted by Council in 2004.
2. City Council require the completion of a Land Owner's Precinct Plan to be developed in consultation with the City to ensure co-ordinated road networks, streets and blocks, servicing and grading for the study area, prior to the lifting of the Holding Provisions By-law 194-197 currently in place for Humber Bay Shores.

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(June 18, 2008) Report from Director, Community Planning, Etobicoke York District

### **Committee Recommendations**

The Etobicoke York Community Council recommends that:

1. City Council adopt the Humber Bay Shores Urban Design Guidelines Update and Public Realm Plan, Revised Consultant's Report, July 2008, attached as Attachment 1 to the report (July 4, 2008) from the Director, Community Planning, Etobicoke York District, to replace those adopted by Council in 2004.
2. City Council require the completion of a Land Owner's Precinct Plan to be developed in consultation with the City to ensure co-ordinated road networks, streets and blocks, servicing and grading for the study area, prior to the lifting of the Holding Provisions By-law 194-197 currently in place for Humber Bay Shores.

### **Financial Impact**

There are no financial implications resulting from the adoption of this report.

### **Summary**

As part of the 2007 Work Program, City Planning staff commissioned a review of the Humber Bay Shores Urban Design Guidelines. The review was undertaken by Brook McIlroy Planning and Urban Design and Poulos and Chung Limited. The consultant's review included a day-long workshop with affected property owners and interested parties. Their recommendations are appended as Attachment 1 to this report.

This report asks Council to endorse the updated guidelines and recommends that a Land Owner Precinct Plan be developed in consultation with the City to ensure co-ordinated road networks, streets and blocks, servicing and grading for the study area.

### **Background Information (Committee)**

June 18, 2008 report

<http://www.toronto.ca/legdocs/mmis/2008/ey/bgrd/backgroundfile-13979.pdf>

att 1

<http://www.toronto.ca/legdocs/mmis/2008/ey/bgrd/backgroundfile-13991.pdf>

### **Speakers (Committee)**

Calvin Brook

### **7a Humber Bay Shores Urban Design Guidelines Update and Public Realm Plan – Revised Consultant’s Report**

(July 4, 2008) Report from Director, Community Planning, Etobicoke York District

### **Financial Impact**

There are no financial implications resulting from the adoption of this report.

### **Summary**

This report recommends the adoption of a revised version of the Humber Bay Shores Urban Design Guidelines appended to the staff report dated June 18, 2008 before Community Council on July 7, 2008. The revised Guidelines incorporate a number of minor, technical amendments that have been identified through further review and consultation with the consultants, landowners, and City staff.

### **Background Information (Committee)**

July 4, 2008 report

<http://www.toronto.ca/legdocs/mmis/2008/ey/bgrd/backgroundfile-14557.pdf>

Urban Design Guidelines

<http://www.toronto.ca/legdocs/mmis/2008/ey/bgrd/backgroundfile-14558.pdf>

EY18.8	Adopted			Ward: 13
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### **South Kingsway and The Queensway Interchange – Transit, Cycling, Pedestrian and Urban Design Enhancements**

### **City Council Decision**

City Council on July 15, 16 and 17, 2008, adopted the following motions:

1. City Council approve the reconfiguration of the ramps in the north-east quadrant of the interchange, generally as shown on Drawing No. P-2603-041.
2. City Council approve the relocation and widening of the eastbound and westbound streetcar loading platforms on The Queensway in the vicinity of the South Kingsway generally as shown on Drawing No. P-2603-041.
3. City Council approve the installation of new pedestrian activated traffic control signals



to accommodate transit riders and to safety facilitate crossing of The Queensway as shown on Drawing No. P-2603-041.

4. City Council approve the installation of stop signs at the intersections of the ramps in the north-west and south-west quadrants, as shown on Drawing No. P-2603-041.
5. City Council approve the introduction of the necessary bills to authorize the alterations, signals and signs described in this report.

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(June 16, 2008) Report from Director, Transportation Services, Etobicoke York District

### **Committee Recommendations**

The Etobicoke York Community Council recommends that:

1. City Council approve the re-configuration of the ramps in the north-east quadrant of the interchange, generally as shown on Drawing No. P-2603-041.
2. City Council approve the relocation and widening of the eastbound and westbound streetcar loading platforms on The Queensway in the vicinity of the South Kingsway generally as shown on Drawing No. P-2603-041.
3. City Council approve the installation of new pedestrian activated traffic control signals to accommodate transit riders and to safety facilitate crossing of The Queensway as shown on Drawing No. P-2603-041.
4. City Council approve the installation of stop signs at the intersections of the ramps in the north-west and south-west quadrants, as shown on Drawing No. P-2603-041; and
5. City Council approve the introduction of the necessary bills to authorize the alterations, signals and signs described in this report.

### **Financial Impact**

Funds to cover the cost of the overall Queensway rehabilitation project from Claude Avenue to the South Kingsway were included in the Transportation Services 2005 and 2006 Capital Budgets and the bulk of the work on the eastbound and westbound lanes has been completed. The planned work for the final phase at The Queensway/South Kingsway intersection has been deferred since 2006 pending the finalization of the design.

The Budget Committee, at its meeting of June 17, 2008, recommended without amendment, a report from the General Manager of Transportation Services, to reallocate amongst others, funds for the road and sidewalk components of the work. City Council will be considering this reallocation at its meeting of July 15 and 16, 2008.

Funds to cover the cost of the various components of the project relating to streetscaping, tree planting, landscaping and historical elements are available in City Planning Account Nos. CUR042-01-01 and CUR055-01-01.

## Summary

The purpose of this report is to recommend improvements to the South Kingsway and The Queensway interchange to enhance the safety of transit, cycling and pedestrian users and improve the emerging urban environment.

These improvements are being advanced to respond to changing travel demands in and through the immediate area and to acknowledge the changes of adjacent land use by improving the public realm. The changes can be made without significantly compromising the integrity and level of service of the ramp connections. Generally, they involve relocating the transit platforms to a more amenable and accessible location, the installation of pedestrian activated traffic control signals, the realignment, augmentation and enhancement of the local sidewalk network, the provision of enhanced street and pedestrian scale lighting and the provision of inclusion of urban design and landscaping features, heritage elements and new trees.

As the Toronto Transit Commission operates The Queensway exclusive streetcar service through this area, TTC staff participated in the development and refinement of the proposed improvements and are in agreement with the plans.

## Background Information (Committee)

June 16, 2008 report

<http://www.toronto.ca/legdocs/mmis/2008/ey/bgrd/backgroundfile-14077.pdf>

Attachment

<http://www.toronto.ca/legdocs/mmis/2008/ey/bgrd/backgroundfile-14078.pdf>

## Communications (Committee)

- (June 25, 2008) e-mail from Mary L. Campbell (EY.Supp)
- (June 25, 2008) e-mail from David Kearney (EY.Supp)
- (June 25, 2008) e-mail from Donald Dolson (EY.Supp)
- (June 25, 2008) e-mail from Hugh Donnan (EY.Supp)
- (June 27, 2008) e-mail from Michael and Mary Korda (EY.Main)
- (June 30, 2008) e-mail from Randy Colbert (EY.Main)
- (July 2, 2008) e-mail from Geoff Kettel (EY.Main)
- (July 2, 2008) e-mail from Hamish Wilson (EY.Main)
- (July 2, 2008) e-mail from Tereza Coutinho (EY.Main)
- (July 2, 2008) fax from Peter Jarvis (EY.Main)
- (July 3, 2008) e-mail from Ian Mathers (EY.Main)
- (July 3, 2008) e-mail from David Kearney (EY.Main)
- (July 3, 2008) e-mail from Shivan D. Narine (EY.Main)
- (July 3, 2008) e-mail from Nadien Godkewitsch (EY.Main)
- (July 3, 2008) e-mail from Michael and Mary Korda (EY.Main)
- (July 3, 2008) e-mail from Sara Lipson (EY.Main)
- (July 3, 2008) e-mail from Mary Davis (EY.Main)
- (July 4, 2008) e-mail from Woesser Jongdong (EY.Main)
- (July 4, 2008) e-mail from Cathy Erdle (EY.Main)
- (July 4, 2008) e-mail from Neil Gilbertson (EY.Main)
- (July 4, 2008) e-mail from David Fleming (EY.Main)

(July 4, 2008) e-mail from Anna Traer (EY.Main)  
 (July 4, 2008) e-mail from Moeser-McLaughlin Family (EY.Main)  
 (July 5, 2008) e-mail from Dylan Reid (EY.Main)  
 (July 6, 2008) e-mail from Lee Veikkamo (EY.Main)

### **Communications (City Council)**

(July 9, 2008) e-mail from from Lee Veikkamo (CC.Supp.EY18.8.27)  
 (July 15, 2008) e-mail from David Fleming, Executive Secretary, Swansea Area Ratepayers' Association and Swansea Area Ratepayers' Group (CC.New.EY18.8.28)

### **Speakers (Committee)**

Marty Collier  
 William Roberts  
 Fred Sztabinski  
 Anthony Humphreys  
 Roger Brook  
 Andrew Thompson  
 Peter Jarvis  
 Randy Colbert  
 Sandra Brazel  
 Annabel Reinis  
 Peter Reinis  
 Cathy Erdle  
 Chris Holcroft  
 Lydia Bell  
 Allan Wayne Scott  
 Heather McDonald  
 Rhona Swarbrick

## **8a Toronto Urban Renewal Network (TURN) – South Kingsway- The Queensway Interchange (SKQI) Cycling Issues**

(April 22, 2008) Letter from Toronto Cycling Advisory Committee

### **Summary**

The Toronto Cycling Advisory Committee on April 14, 2008, directed the Etobicoke York Community Council to request City Council to: 1. support the Transportation Services Division recommendation for the inclusion of a continuous bike lane through the South Kingsway-The Queensway Interchange; 2. support a re-design of the South Kingsway-The Queensway Interchange that will enhance accessibility and safety for pedestrians and cyclists; and 3. request the General Manager, Transportation Services Division, to hold a 2-day Charette with members of the public, interested stakeholders and the Ward Councillor, on various options available to create a safe interchange that is cycling, pedestrian and transit friendly.

### **Background Information (Committee)**

April 22, 2008 letter

(<http://www.toronto.ca/legdocs/mmis/2008/ey/bgrd/backgroundfile-13514.pdf>)

### Communications (Committee)

(May 26, 2008) e-mail from Richard Reinert (EY.Main)

EY18.29	Adopted			Ward: 13
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### Runnymede Road – Installation of On-Street Parking Space for Persons With Disabilities

#### City Council Decision

City Council on July 15, 16 and 17, 2008, adopted the following motion:

1. City Council approve the installation of an on-street parking space for persons with disabilities on the east side of Runnymede Road, between a point 195.5 metres north of Bloor Street West and a point 5.5 metres further north.

(June 18, 2008) Report from Director, Transportation Services, Etobicoke York District

#### Committee Recommendations

The Etobicoke York Community Council recommends that:

1. City Council approve the installation of an on-street parking space for persons with disabilities on the east side of Runnymede Road, between a point 195.5 metres north of Bloor Street West and a point 5.5 metres further north.

#### Financial Impact

Type of funding	Source of funds	Amount
Available within current budget	Transportation Services Operating Budget	\$300.00

#### Summary

The purpose of this report is to obtain approval for the installation of an on-street parking space for persons with disabilities on the east side of Runnymede Road, south of St. John's Road.

#### Background Information (Committee)

June 18, 2008 report

(<http://www.toronto.ca/legdocs/mmis/2008/ey/bgrd/backgroundfile-14062.pdf>)

EY18.36	Adopted			Ward: 3
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### **40 Rakely Court – Site Plan Control Bump-up – Final Report**

#### **City Council Decision**

City Council on July 15, 16 and 17, 2008, adopted the following motion:

1. City Council authorize the Chief Planner or his designate to issue final approval of the Site Plan Control Application for 40 Rakely Court, once the conditions set out in Attachment 6 are satisfied.

(June 18, 2008) Report from Director, Community Planning, Etobicoke York District

#### **Committee Recommendations**

The Etobicoke York Community Council recommends that:

1. City Council authorize the Chief Planner or his designate to issue final approval of the Site Plan Control Application for 40 Rakely Court once the conditions set out in Attachment 6 are satisfied.

#### **Financial Impact**

The recommendation in this report has no financial impact.

#### **Summary**

The application seeks to obtain Site Plan Control Approval for a place of worship (Kingdom Covenant Ministries) at 40 Rakely Court located at the southwest corner of Eglinton Avenue West and Rakely Court.

This report reviews and recommends approval of this application.

#### **Background Information (Committee)**

June 18, 2008 report

<http://www.toronto.ca/legdocs/mmis/2008/ey/bgrd/backgroundfile-13964.pdf>

EY18.40	Adopted			Ward: 7
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### **115 Torbarrie Road (Plan 66M-2436 - Lots 2 to 51) – Extension of By-law No. 884-2007 Exempting the Lands from Part Lot Control - Final Report**

#### **City Council Decision**

City Council on July 15, 16 and 17, 2008, adopted the following motions:

1. City Council enact a By-law to extend the term of By-law No. 884-2007 to allow the lands formally known as 115 Torbarrie Road (Lots 2 to 51, inclusive, Plan 66M-2336) to be exempt from Part Lot Control for an additional one year period, in accordance with the draft By-law attached as Attachment 2.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft By-law as may be required.
3. City Council authorize and direct the appropriate City Officials to register the By-law on title.

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(June 17, 2008) Report from Director, Community Planning, Etobicoke York District

### **Committee Recommendations**

The Etobicoke York Community Council recommends that:

1. City Council enact a By-law to extend the term of By-law No. 884-2007 to allow the lands formally known as 115 Torbarrie Road (Lots 2 to 51, inclusive, Plan 66M-2336) to be exempt from Part Lot Control for an additional one year period, in accordance with the draft By-law attached as Attachment 2.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft By-law as may be required.
3. City Council authorize and direct the appropriate City Officials to register the By-law on title.

### **Financial Impact**

The recommendations in this report have no financial impact.

### **Summary**

The purpose of this report is to recommend that By-law No. 884-2007 be extended for an additional one year period to allow for the lands formerly known as 115 Torbarrie Road (Lots 2 to 51 inclusive, Plan 66M-2436) to be exempt from Part Lot Control.

Currently, Ringley Construction Ltd. is developing the site with 50 pairs of semi-detached dwellings (100 units) and the project is not yet complete. The applicant has requested that By-law No. 884-2007 be extended for an additional one year period to allow sufficient time for the dwelling units to be completed, sold and conveyed to the individual purchasers.

### **Background Information (Committee)**

June 17, 2008 report

<http://www.toronto.ca/legdocs/mmis/2008/ey/bgrd/backgroundfile-13966.pdf>

EY18.41	Adopted			Ward: 7
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## **115 Torbarrie Road (Plan 66M-2436 - Block 151) – Extension of By-law No. 883-2007 Exempting the Lands from Part Lot Control - Final Report**

### **City Council Decision**

City Council on July 15 and 16, 2008, adopted the following motions:

1. City Council enact a By-law to extend the term of By-law No. 883-2007 to allow the lands formally known as 115 Torbarrie Road (Block 151, Plan 66M-2436) to be exempt from Part Lot Control for an additional one year period, in accordance with the draft By-law attached as Attachment 2.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft By-law as may be required.
3. City Council authorize and direct the appropriate City Officials to register the By-law on title.

(June 17, 2008) Report from Director, Community Planning, Etobicoke York District

### **Committee Recommendations**

The Etobicoke York Community Council recommends that:

1. City Council enact a By-law to extend the term of By-law No. 883-2007 to allow the lands formally known as 115 Torbarrie Road (Block 151, Plan 66M-2436) to be exempt from Part Lot Control for an additional one year period, in accordance with the draft By-law attached as Attachment 2.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft By-law as may be required; and
3. City Council authorize and direct the appropriate City Officials to register the By-law on title.

### **Financial Impact**

The recommendations in this report have no financial impact.

### **Summary**

The purpose of this report is to recommend that By-law No. 883-2007 be extended for an additional one year period to allow for the lands formerly known as 115 Torbarrie Road (Block 151, Plan 66M-2436) to be exempt from Part Lot Control.

Currently, Ringley Construction Ltd. is developing the site with 191 townhouse units and the project is not yet complete. The applicant has requested that By-law No. 883-2007 be extended for an additional one year period to allow sufficient time for the dwelling units to be completed, sold and conveyed to the individual purchasers.

### **Background Information (Committee)**

June 17, 2008 report

<http://www.toronto.ca/legdocs/mmis/2008/ey/bgrd/backgroundfile-13965.pdf>

EY18.42	Amended			Ward: 13
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### **1844, 1846, 1848, 1850, 1852 and 1854 Bloor Street West; 6, 8, 10, 12 and 14 Oakmount Road; 35 and 37 Pacific Avenue – Refusal of Demolition Control Applications**

#### **City Council Decision**

City Council on July 15, 16 and 17, 2008, adopted the following motions:

1. City Council refuse the applications to demolish the buildings on the subject site and that a copy of Council's decision be forwarded to the Ontario Municipal Board.
2. City Council authorize the City Solicitor and appropriate City staff to attend before the Ontario Municipal Board in support of the refusal of these applications, and in support of the imposition of the conditions contained in Attachment '4' being imposed in the event the Board allows the appeals.
3. City Council authorize and direct City officials to take necessary actions to give effect thereto.

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(June 18, 2008) Report from Director, Community Planning, Etobicoke York District

#### **Committee Recommendations**

The Etobicoke York Community Council recommends that:

1. City Council refuse the applications to demolish the buildings on the subject site and that a copy of Council's decision be forwarded to the Ontario Municipal Board.
2. City Council authorize the City Solicitor and appropriate City staff to attend before the Ontario Municipal Board in support of the refusal of these applications, and in support of the imposition of the conditions contained in Attachment '4' being imposed in the event the Board allows the appeals.
3. Should City Council choose to approve these applications:



- a. such approval be granted subject to the conditions contained in Attachment '4'; and
  - b. the City Solicitor be authorized to make stylistic and technical changes to the conditions of approval as may be required.
4. City Council authorize and direct City Officials to take necessary actions to give effect thereto.

### **Financial Impact**

The recommendations in this report have no financial impact.

### **Summary**

On March 2, 2006, demolition control permit applications were made to demolish 13 houses at: 1844, 1846, 1848, 1850, 1852 and 1854 Bloor Street West; 6, 8, 10, 12 and 14 Oakmount Road; and 35 and 37 Pacific Avenue. No building permit application or redevelopment proposal to replace the buildings to be demolished has been submitted.

In accordance with By-law No.1009-2006 (former City of Toronto Municipal Code, Chapter 14, Article 1, Demolition Control), the demolition permit applications are submitted to you for consideration and recommendation to City Council. Council may refuse the demolition permit applications, or grant permission to demolish the buildings and include conditions attached to the permits.

Community Council has considered previous staff reports related to the proposed demolitions, but has deferred its decision. On November 16, 2007, the owner filed an appeal with the Ontario Municipal Board, citing the "City of Toronto Council's failure to approve applications to demolish residential dwellings located on these 13 lots pursuant to Section 33(4) of the Planning Act..."

The Ontario Municipal Board convened a pre-hearing on April 11, 2008. A further pre-hearing is scheduled for August 5th, and the hearing is scheduled for October 21st – 24th. Since staff requires Council direction to establish a position on these matters, we will submit a report directly to Community Council seeking authority to appear at the Ontario Municipal Board to oppose the demolitions.

### **Background Information (Committee)**

June 18, 2008 report

<http://www.toronto.ca/legdocs/mmis/2008/ey/bgrd/backgroundfile-14106.pdf>

### **42a Request for Directions: Refusal of Demolition Control Applications - 1844,1846, 1848, 1850, 1852 and 1854 Bloor Street West - 35 and 37 Pacific Avenue - 6, 8, 10, 12 and 14 Oakmount Road**

(June 20, 2008) Report from Director, Community Planning, Etobicoke York District

**Financial Impact**

The recommendations in this report have no financial impact.

**Summary**

On March 2, 2006, demolition permit applications were made to demolish 13 houses at: 1844, 1846, 1848, 1850, 1852 and 1854 Bloor Street West; 6, 8, 10, 12 and 14 Oakmount Road; and 35 and 37 Pacific Avenue. No building permit application or redevelopment proposal to replace the buildings to be demolished has been submitted.

**Background Information (Committee)**

June 20, 2008 report

<http://www.toronto.ca/legdocs/mmis/2008/ey/bgrd/backgroundfile-14329.pdf>

EY18.43	Adopted			Ward: 4
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**7-21 Richgrove Drive – Zoning Amendment Application – Final Report****City Council Decision**

City Council on July 15, 16 and 17, 2008, adopted the following motions:

1. City Council amend the Zoning By-law for the property at 7-21 Richgrove Drive substantially in accordance with the draft Zoning By-law Amendment described in this report.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
3. Before introducing the necessary Bills to City Council for enactment, City Council require the owner to enter into a Section 37 Agreement securing the benefits outlined in this report.
4. Before introducing the necessary Bills to Council for enactment, City Council require the owner to provide confirmation to the Director of Community Planning, Etobicoke York District, that the Greater Toronto Airports Authority and NAV CANADA are satisfied that any issues arising from potential impacts of the Toronto – Lester B. Pearson International Airport Zoning Regulations plus impacts on NAV CANADA's Air Navigation Facilities, Services, Communications Systems and Instrument Procedures as a result of this development proposal have been satisfactorily addressed.
5. Before introducing the necessary Bills to City Council for enactment, City Council require the issuance of the Notice of Approval Conditions for the Site Plan Application.
6. City Council direct the Executive Director, Facilities and Real Estate, to actively

intervene with the Ontario Realty Corporation in support of the applicant's request to either licence, or obtain an easement along the Hydro lands to Willowridge Road.

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*Statutory - Planning Act, RSO 1990*

(June 18, 2008) Report from Director, Community Planning, Etobicoke York District

### **Committee Recommendations**

The Etobicoke York Community Council recommends that:

1. City Council amend the Zoning By-law for the property at 7-21 Richgrove Drive substantially in accordance with the draft Zoning By-law Amendment described in this report.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
3. City Council before introducing the necessary Bills to City Council for enactment, require the owner to enter into a Section 37 Agreement securing the benefits outlined in this report.
4. City Council before introducing the necessary Bills to Council for enactment, require the owner to provide confirmation to the Director of Community Planning, Etobicoke York District that the Greater Toronto Airports Authority and NAV CANADA are satisfied that any issues arising from potential impacts of the Toronto – Lester B. Pearson International Airport Zoning Regulations plus impacts on NAV CANADA's Air Navigation Facilities, Services, Communications Systems and Instrument Procedures as a result of this development proposal have been satisfactorily addressed.
5. City Council before introducing the necessary Bills to City Council for enactment, require the issuance of the Notice of Approval Conditions for the Site Plan Application.
6. City Council direct the Executive Director, Facilities and Real Estate, to actively intervene with the Ontario Realty Corporation in support of the applicant's request to either licence, or obtain an easement along the Hydro lands to Willowridge Road.

### **Committee Decision Advice and Other Information**

The Etobicoke York Community Council held a statutory public meeting on July 7, 2008 and notice was given in accordance with the *Planning Act*.

### **Financial Impact**

The recommendations in this report have no financial impact.

### **Summary**

This application was made on or after January 1, 2007 and is subject to the new provisions of

the Planning Act and the City of Toronto Act, 2006.

This application proposes 3 stacked townhouse blocks containing 88 units along Richgrove Drive, and two 22-storey residential buildings with a total of approximately 462 condominium apartment units on the southern portion of the site. The two existing 11-storey rental apartment buildings will be substantially upgraded. Following construction, the site will contain a total of 808 units.

The project implements the Official Plan and is consistent with the Provincial Policy Statement's call for accommodation of residential growth.

This report reviews and recommends approval of the application to amend the Zoning By-law.

### **Background Information (Committee)**

June 18, 2008 report

<http://www.toronto.ca/legdocs/mmis/2008/ey/bgrd/backgroundfile-13998.pdf>

### **Communications (Committee)**

(June 18, 2008) letter from Stanislaw Gruca (EY.Supp)

(June 18, 2008) letter from Jolanta Gruca and Janina Checko (EY.Supp)

(July 3, 2008) e-mail from James Schmidt (EY.Main)

(July 3, 2008) e-mail from E. J. (Ted) Mulvihill (EY.Main)

(July 7, 2008) e-mail from Angela Del Maestro/Americo Del Maestro (EY.Main)

### **Communications (City Council)**

(July 14, 2008) e-mail from Mr. and Mrs. Franco Moretti (CC.New.EY18.43.6)

(July 14, 2008) e-mail from Carol and Doug Williams (CC.New.EY18.43.7)

(July 14, 2008) e-mail from Barry Holt (CC.New.EY18.43.8)

(July 14, 2008) e-mail from Audrey Pern (CC.New.EY18.43.9)

(July 14, 2008) e-mail from Michael Drost on behalf of Michele and Nuccia Gargaro (CC.New.EY18.43.10)

(July 14, 2008) e-mail from Sam Marinucci (CC.New.EY18.43.11)

(July 14, 2008) e-mail from Earlyne and Don Wheeler (CC.New.EY18.43.12)

(July 14, 2008) e-mail from Angelo Moretti (CC.New.EY18.43.13)

(July 14, 2008) e-mail from Rick Donaldson (CC.New.EY18.43.14)

(July 14, 2008) e-mail from Sofia and Robert Capizzo (CC.New.EY18.43.15)

(July 14, 2008) e-mail from Juanita D. Macpherson (CC.New.EY18.43.16)

(July 14, 2008) e-mail from Laureen and Joseph Degan (CC.New.EY18.43.17)

(July 14, 2008) e-mail from Donald Routley (CC.New.EY18.43.18)

(July 14, 2008) e-mail from Willson and Linda Moody (CC.New.EY18.43.19)

(July 13, 2008) e-mail from E.J. (Ted) Mulvihill and G.S. Mulvihill (CC.New.EY18.43.20)

(July 15, 2008) e-mail from Patricia and Edmund Leen (CC.New.EY18.43.21)

(July 15, 2008) e-mail from Maxine McEwan (CC.New.EY18.43.22)

(July 15, 2008) e-mail from Mary L. Nesbitt (CC.New.EY18.43.23)

(July 16, 2008) e-mail from John Polidoro, Manager, Inventory and Sales Planning, Acme United (Canada) Limited (CC.New.EY18.43.24)

### **Speakers (Committee)**

Adam Brown, on behalf of MINTO  
 Don Routley  
 Don Wheeler  
 Ginette McCallen  
 Barry Holt  
 Vincenzo Pattera  
 Brian Hockley  
 John Berlec  
 Bryan Farnocchi  
 Ron McKinnon  
 Susan Netterfield

### **43a 7-21 Richgrove Drive - Zoning Application - Supplementary Report**

(July 7, 2008) Report from Director, Community Planning, Etobicoke York District

#### **Summary**

The purpose of this report is to introduce the draft Zoning By-law (Attachment 1) as referred to in the Final Report dated June 18, 2008; provide further clarification on Parks, Recreation and Forestry comments relating to Parkland Dedication; and recommend a minor revision to Recommendation No. 4 in the Final Report to reflect updated requirements from the Greater Toronto Airport Authority and NAVCANADA with respect to the proposed development.

#### **Background Information (Committee)**

July 7, 2008 supplementary report  
<http://www.toronto.ca/legdocs/mmis/2008/ey/bgrd/backgroundfile-14603.pdf>

EY18.45	Amended			Ward: 4, 13, 17
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### **Requests for Endorsement of Events for Liquor Licensing Purposes**

#### **City Council Decision**

City Council on July 15, 16 and 17, 2008, adopted the following motion:

City Council, for liquor licensing purposes, advise the Alcohol and Gaming Commission of Ontario that the City of Toronto has no objection to:

1. the establishment of an outdoor tent at Montgomery's Inn (Islington Avenue and Dundas Street West) for the serving of alcoholic beverages from 5:00 p.m. to 10:00 p.m. in celebration of Arts Etobicoke 35th Anniversary on Thursday, July 24, 2008;
2. the Ukrainian Community Festival to be held in Bloor West Village on Bloor Street

West, from Jane Street to Runnymede Road, and the establishment of a beer garden on Bloor Street West, east of Armadale Avenue, and another beer garden on Bloor Street West, east of Windermere Avenue, on:

Friday, September 12, 2008, from 6:00p.m.to 1:00 a.m.;  
 Saturday, September 13, 2008, from 9:00 a.m. to 1:00 a.m.; and  
 Sunday, September 14, 2008, from 11:00 a.m. to 12:00 midnight;

3. the Eden Trattoria Street Party to be held on St. Clarens Avenue south of St. Clair Avenue West, to the first laneway municipally known as 1331 St. Clair Avenue West, on Saturday, August 24, 2008, from 11:00 a.m. to 11:00 p.m.; and
4. the extension of the serving hours and area on to City property, for the times and dates of the Junction Arts Festival on Dundas Street West, between Keele Street and Quebec Avenue, with a further extension of service hours to 2:00 a.m. on Saturday, September 6, 2008, for the following establishments, in conjunction with the festival:
  - Agora Cafe, 3015 Dundas Street West; and
  - Pascal's Baguette and Bagels, 2904 Dundas Street West.

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(June 18, 2008) Member Motion from Councillor Lindsay Luby

### **Committee Recommendations**

The Etobicoke York Community Council recommends that City Council, for liquor licensing purposes, advise the Alcohol and Gaming Commission of Ontario that the City of Toronto has no objection to:

1. The establishment of an outdoor tent at Montgomery's Inn (Islington Avenue and Dundas Street West) for the serving of alcoholic beverages from 5:00 p.m. to 10:00 p.m. in celebration of Arts Etobicoke 35th Anniversary on Thursday, July 24, 2008.
2. Ukrainian Community Festival to be held in Bloor West Village on Bloor Street West from Jane Street to Runnymede Road, and the establishment of a beer garden on Bloor Street West, east of Armadale Avenue, and another beer garden on Bloor Street West, east of Windermere Avenue, on:
 

Friday, September 12, 2008 from 6:00 p.m. to 1:00 a.m  
 Saturday, September 13, 2008 from 9:00 a.m.to 1:00 a.m.  
 Sunday, September 14, 2008 from 11:00 a.m. to 12:00 midnight
3. Eden Trattoria Street Party to be held on St. Clarens Avenue south of St. Clair Avenue West, to the first laneway municipally known as 1331 St. Clair Avenue West, on Saturday, August 24, 2008 from 11:00 a.m. to 11:00 p.m.

### Committee Decision Advice and Other Information

The Etobicoke York Community Council, for liquor licensing purposes, declared the following to be community events of municipal significance:

1. Arts Etobicoke celebration of its 35th Anniversary at Montgomery's Inn on Thursday, July 24, 2008.
2. Ukrainian Community Festival to be held in Bloor West Village on Bloor Street West from Jane Street to Runnymede Road, on:

Friday, September 12, 2008 from 6:00 p.m. to 1:00 a.m

Saturday, September 13, 2008 from 9:00 a.m. to 1:00 a.m.

Sunday, September 14, 2008 from 11:00 a.m. to 12:00 midnight

And that the organizers of the Ukrainian Community Festival arrange a meeting with the Ward Councillor and neighbourhood residents, prior to the Festival.

3. Eden Trattoria Street Party to be held on St. Clarens Avenue south of St. Clair Avenue West, to the first laneway municipally known as 1331 St. Clair Avenue West, on Saturday, August 24, 2008 from 11:00 a.m. to 11:00 p.m.

### Summary

Seeking endorsement of various events for liquor licensing purposes.

### Communications (Committee)

(July 7, 2008) Member Motion from Councillor Gloria Lindsay Luby (EY.Main)

(<http://www.toronto.ca/legdocs/mmis/2008/ey/comm/communicationfile-7900.pdf>)

(June 13, 2008) letter from Louise Garfield, Executive Director, Arts Etobicoke (EY.Main)

(July 7, 2008) e-mail from Councillor Bill Saundercook (EY.Main)

(<http://www.toronto.ca/legdocs/mmis/2008/ey/comm/communicationfile-7915.pdf>)

(July 7, 2008) e-mail from Councillor Cesar Palacio (EY.Main)

(<http://www.toronto.ca/legdocs/mmis/2008/ey/comm/communicationfile-7951.pdf>)

EY18.49	Adopted			Ward: 5
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### 1050 The Queensway – Payment-in-lieu of Parking

#### City Council Decision

City Council on July 15, 16 and 17, 2008, adopted the following motions:

1. Council exempt the applicant at 1050 The Queensway from the site specific Bylaw No. 454-2005 (OMB) parking requirement of three parking stalls, subject to a \$15,000.00 payment-in-lieu of parking.
2. The applicant sign a payment-in-lieu of parking agreement with the City, to the

satisfaction of the City Solicitor.

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(June 24, 2008) Report from Director, Transportation Services, Etobicoke York District

### **Committee Recommendations**

The Etobicoke York Community Council recommends that:

1. Council exempt the applicant at 1050 The Queensway from the site specific By-law No. 454-2005 (OMB) parking requirement of three parking stalls, subject to a \$15,000.00 payment-in-lieu of parking.
2. The applicant signs a payment-in-lieu of parking agreement with the City, to the satisfaction of the City Solicitor.

### **Financial Impact**

The City of Toronto will receive \$15,000.00 plus a \$300.00 application processing fee. This money will go to the Toronto Parking Authority's parking reserve fund.

### **Summary**

This report seeks Council's approval to exempt Queensway Plaza Inc. from the parking requirement in site specific Bylaw No. 454-2005 (OMB) to provide three additional parking stalls. Instead of accommodating the parking on-site, the applicant requests a payment-in-lieu of parking that will pay the City \$15,000.00.

The parking exemption is appropriate because the shortfall in stalls will not have a significant impact on parking conditions in the area.

Section 40 of the Planning Act grants Council the authority to approve payment-in-lieu of parking. This application has been made pursuant to the City's payment-in-lieu of parking policy adopted in July 2004.

### **Background Information (Committee)**

June 24, 2008 report

<http://www.toronto.ca/legdocs/mmis/2008/ey/bgrd/backgroundfile-14544.pdf>

Attachment 1

<http://www.toronto.ca/legdocs/mmis/2008/ey/bgrd/backgroundfile-14545.pdf>

Attachment 2

<http://www.toronto.ca/legdocs/mmis/2008/ey/bgrd/backgroundfile-14546.pdf>

Attachment 3

<http://www.toronto.ca/legdocs/mmis/2008/ey/bgrd/backgroundfile-14547.pdf>

*Submitted Monday, July 7, 2008*

*Councillor Frances Nunziata, Chair, Etobicoke York Community Council*